

WHIDBEY LINKS ESTATES - A FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TWP. 32N, R 1E OF W.M., OAK HARBOR, ISLAND COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGE HOLDERS OF THE LAND HEREDY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE WHIDBEY LINKS ESTATES HOME OWNERS ASSOCIATION FOREVER ALL STREETS SHOWN HEREON AND USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR HIGHWAY PURPOSES AND INCLUDING ALL STORM SEWER LINES AND FACILITIES. TRACT 'A' IS ALSO HEREDY DEDICATED FOR OPEN SPACE AND PRIVATE COMMUNITY PARK PURPOSES, ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER, AND ACROSS ANY LOT, TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. SANITARY SEWER AND WATER SYSTEM FACILITIES ABOVE AND BELOW THE GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS ARE HEREDY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON. GRANTED HEREDY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, AND MAINTENANCE OF SAID UTILITIES, A 20 FOOT STRIP OF LAND IS DEDICATED BY THIS PLAT FOR PUBLIC RIGHT OF WAY PURPOSES FOR SOUTHWEST FORT NUGENT ROAD AS SHOWN HEREON.

RESTRICTIVE AND PROTECTIVE COVENANTS AND HOME OWNERS ASSOCIATION DOCUMENTATION APPLYING TO ALL LOTS IN THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NO. _____ RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1st DAY OF January 2003

OAK HARBOR LAND COMPANY, L.L.C.

Frederick G. Fleming
FREDERICK G. FLEMING, MANAGER

WHIDBEY ISLAND BANK

Michael D. Cann
MICHAEL D. CANN, PRESIDENT

MM ASSOCIATES

Karl C. Krieg, III
KARL C. KRIEG, III
GENERAL PARTNER

Darlene A. Krieg
KARL C. KRIEG, III (HUSBAND)
DARLENE A. KRIEG (WIFE)

Kenneth A. Manni
KENNETH A. MANNI
GENERAL PARTNER

Darlene A. Krieg
DARLENE A. KRIEG (WIFE)

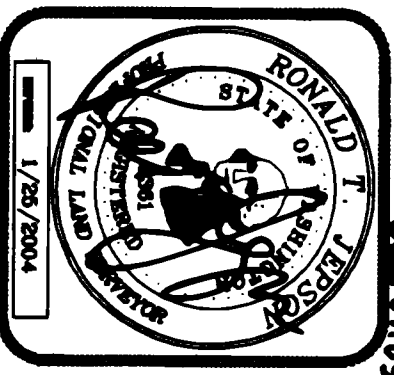
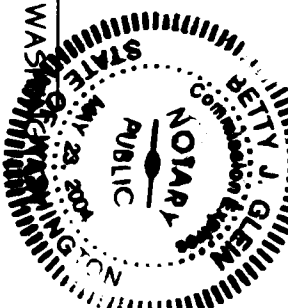
ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF ISLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KARL C. KRIEG, III AND DARLENE A. KRIEG, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Dec 30, 2002

Betty J. Jepson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Oak Harbor, WA
MY COMMISSION EXPIRES May 23, 2004



SHEET 1 OF 4

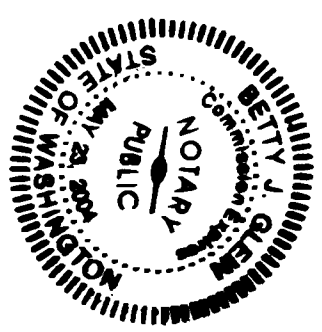
ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF ISLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FREDERICK G. FLEMING IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS MANAGER OF OAK HARBOR LAND COMPANY, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 01/01/03

Betty J. Jepson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor, WA
MY COMMISSION EXPIRES 5/23/04



ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF ISLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KARL C. KRIEG, III, AND KENNETH A. MANNI ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS GENERAL PARTNERS OF MM ASSOCIATES, A GENERAL PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12/30/02

Kenneth A. Manni
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor, WA
MY COMMISSION EXPIRES 4/26/03

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF ISLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL D. CANN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS PRESIDENT OF WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12/31/02

Betty J. Jepson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor, WA
MY COMMISSION EXPIRES 11-11-04



RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEER-PLANNING AND SURVEYORS-PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. 360.133.5760, FAX 360.641.8939,
E-MAIL JEPSON22@GUESTINET, BELLINGHAM, WASHINGTON 98225

JOB #00092

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EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TWP. 32N, R 1E OF W.M., OAK HARBOR, ISLAND COUNTY, WASHINGTON
 E13204-069-3861

LEGAL DESCRIPTION

THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST OF W.M., LESS ROADS AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SAID EAST HALF OF THE EAST HALF, THENCE SOUTH 01°47'31" WEST ALONG THE EAST LINE OF SAID EAST HALF OF THE EAST HALF, 165.74 FEET, THENCE NORTH 48°31'14" WEST, 25.94 FEET, THENCE NORTH 01°47'30" EAST, 73.47 FEET TO A POINT ON THE ARC OF A CURVE HAVING A RADIUS OF 50.00 FEET, THE CENTER OF WHICH BEARS NORTH 20°32'46" EAST, THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 105°41'5" AN ARC DISTANCE OF 12.23 FEET TO A POINT ON THE NORTH LINE OF SAID EAST HALF OF THE EAST HALF, THENCE SOUTH 88°41'24" EAST ALONG SAID NORTH LINE 45.16 FEET TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE SOUTH 01°47'31" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 178.96 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01°47'31" WEST, 461.14 FEET, THENCE SOUTH 88°31'57" EAST TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 41°48'07" AN ARC DISTANCE OF 9.55 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A SECOND CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 83°36'13" AN ARC LENGTH OF 26.82 FEET TO A SECOND POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A THIRD CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 41°48'07" AN ARC DISTANCE OF 9.55 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88°31'57" EAST, ALONG SAID TANGENT 66.05 FEET, THENCE NORTH 02°01'24" EAST, 44.00 FEET, THENCE NORTH 88°31'57" WEST, 78.38 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.00 FEET THROUGH A CENTRAL ANGLE OF 36°52'12" AN ARC DISTANCE OF 2.67 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A SECOND CURVE TO THE LEFT HAVING A RADIUS OF 37.00 FEET THROUGH A CENTRAL ANGLE OF 36°24'44" AN ARC DISTANCE OF 12.17 FEET, THENCE NORTH 01°47'31" EAST, 387.44 FEET, THENCE NORTH 48°31'14" WEST, 64.84 FEET TO THE TRUE POINT OF BEGINNING.

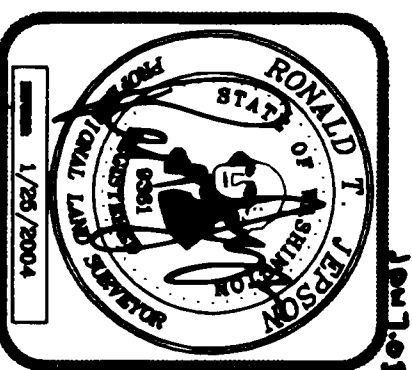
SITUATE WITHIN THE CITY LIMITS OF OAK HARBOR, ISLAND COUNTY, WASHINGTON

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, ATT BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON ALL OF TRACT B AND THE FRONT 10 FEET OF EACH LOT AND TRACT ADJUTING THE STREETS AS SHOWN HEREIN IN WHICH TO ACCESS, INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UNDERGROUND CONDUITS, CABLES, WIRES AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

THE CITY OF OAK HARBOR IS NOT RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PRIVATE STORM DRAIN SYSTEM IN THE PRIVATE ROADS AND EASEMENTS WITHIN THE PLAT BOUNDARIES.

ALL ROADS WITHIN THE FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT SHALL BE PRIVATE AND MAINTAINED BY THE WHIDBEY LINKS HOME OWNERS ASSOCIATION IN ACCORDANCE WITH THE PLATS RESTRICTIVE COVENANTS. NO MAINTENANCE WILL BE PROVIDED BY THE CITY OF OAK HARBOR.



SHEET 2 OF 4

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF THE OWNERS SHOWN HEREON SEPTEMBER, 2002, THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS WILL BE SET AT THE DESIGNATED POINTS SHOWN ON THE PLAN PRIOR TO ISSUANCE OF ANY AND ALL BUILDING PERMITS.

RONALD T. JEPSON

L.S. NO. 9361

APPROVALS

EXAMINED AND APPROVED THIS 14 DAY OF January 2002.

OAK HARBOR CITY ENGINEER

APPROVED BY THE COUNCIL OF OAK HARBOR, WASHINGTON, THIS ___ DAY OF ___ 2002.

ROSEMARY MORRISON

PATRICIA A. COHEN, MAYOR

CERTIFICATE OF TITLE

RECORDED January 17, 2002, IN VOLUME ___, PAGE ___, UNDER AUDITOR'S FILE NO. ___, RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF RONALD T. JEPSON & ASSOC., INC. THIS 17TH DAY OF January 2002, AND RECORDED IN VOLUME 1A OF PLATS, PAGES 222, RECORDS OF ISLAND COUNTY, WASHINGTON. AUDITOR'S FILE NO. 2405510

SUZANNE SINCLAIR
ISLAND COUNTY AUDITOR

Deputy Auditor

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL, THIS 14 DAY OF January 2002.

DOUGLAS A. MERRIMAN
OAK HARBOR FINANCE DIRECTOR

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2002

MAXINE P. SAUER
LINDA E. KIRCH

Deputy Treasurer

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. 1 • 360.733.5160 FAX • 360.641.9939
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EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TWP. 32N, R 1E OF W.M., OAK HARBOR, ISLAND COUNTY, WASHINGTON

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	94.38	71.64	75°28'50"
C3	32.86	89.00	21°09'15"
C4	43.53	109.00	22°52'54"
C5	9.44	45.00	12°01'00"
C6	34.97	45.00	44°31'16"
C7	29.66	45.00	37°45'59"
C8	23.03	45.00	29°19'25"
C9	30.18	45.00	38°25'32"
C10	33.54	45.00	42°42'11"
C11	39.28	45.00	50°00'50"
C12	20.18	45.00	25°41'58"
C13	36.02	25.00	82°33'45"
C14	45.63	25.00	104°34'40"
C15	29.51	45.00	37°34'16"
C16	33.10	45.00	42°08'41"
C17	32.74	45.00	41°41'09"
C18	32.49	45.00	41°22'10"
C19	36.43	45.00	46°23'04"
C20	45.63	25.00	104°34'40"
C21	31.43	409.00	4°24'11"
C22	49.57	374.00	7°35'38"
C23	41.94	374.00	6°25'30"
C24	68.64	409.00	9°36'56"
C25	55.93	90.80	35°17'17"
C26	72.92	57.65	72°28'13"
C27	30.20	90.80	19°03'11"
C28	33.94	90.80	21°24'50"
C29	20.26	13.00	89°16'55"
C30	32.04	25.00	73°26'11"
C31	66.51	45.00	84°40'54"
C32	68.92	45.00	87°45'09"
C33	43.12	45.00	54°54'04"
C34	37.79	45.00	48°06'38"
C35	8.84	23.00	22°00'34"
C36	39.47	25.00	90°27'28"
C37	4.18	8.00	29°55'35"
C38	19.62	37.00	30°23'03"
C39	23.51	37.00	36°24'44"
C40	5.15	8.00	36°52'12"
C41	18.24	25.00	41°48'07"
C42	43.77	30.00	83°36'13"
C43	18.24	25.00	41°48'07"

TYPICAL BUILDING SETBACKS

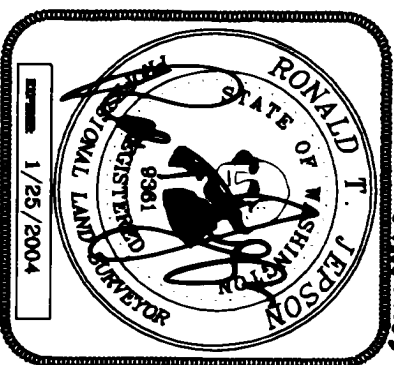
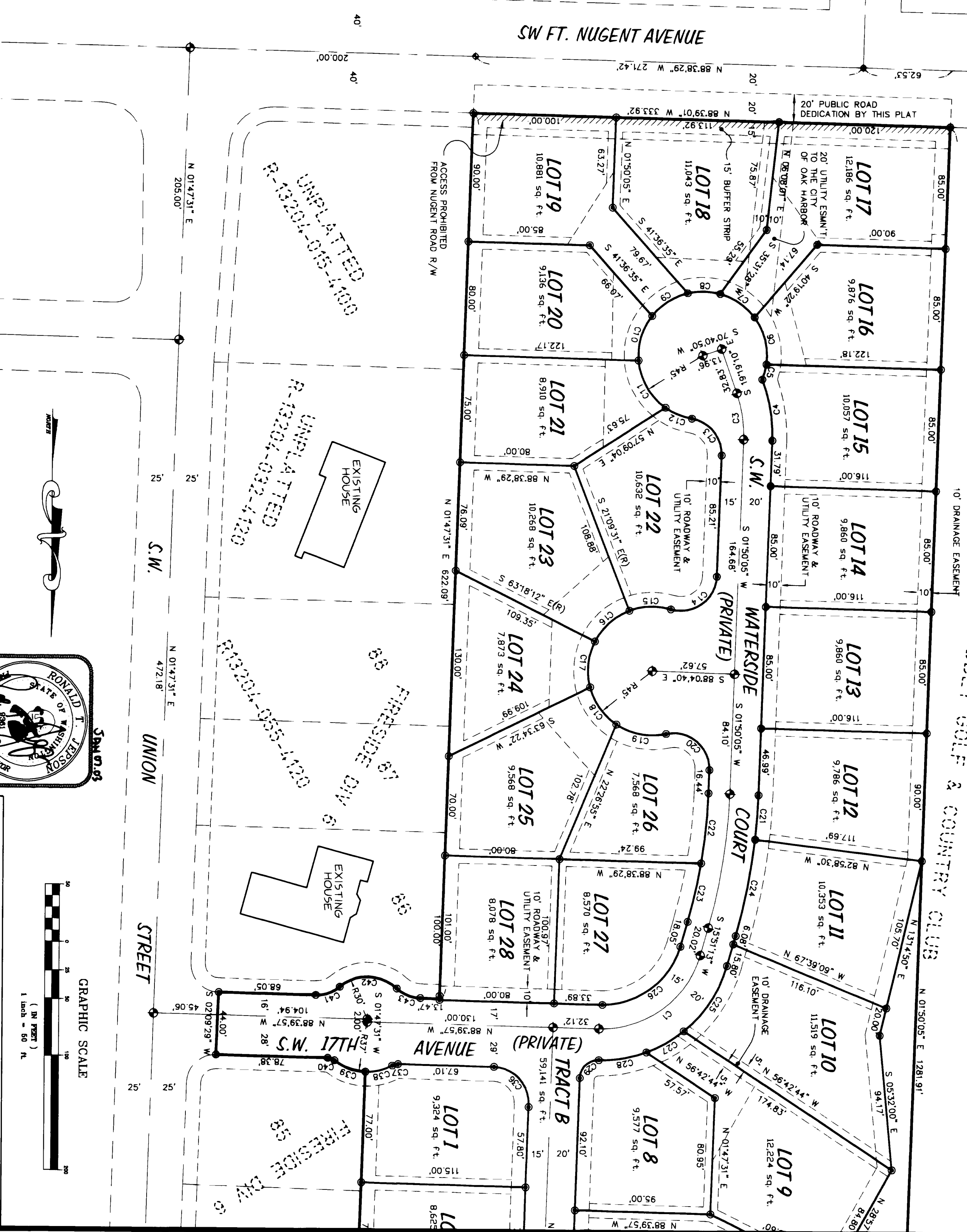
FRONT 10 FOOT
SIDE 5 FOOT
REAR 10 FOOT

NOTE:
FRONT YARD SETBACKS ON LOTS 5, 9, 17, 18, 19, 20, 21, 23, 24, AND 25 ARE SHOWN WHERE A 60FT WIDTH IS AVAILABLE

TRACT OWNERSHIP & USAGE

TRACT A
OWNERSHIP - WHIDBEY LINKS ESTATES
USAGE - HOME OWNERS ASSOCIATION
OPEN SPACE & PRIVATE COMMUNITY PARK

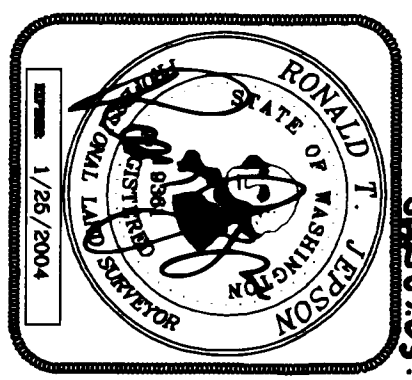
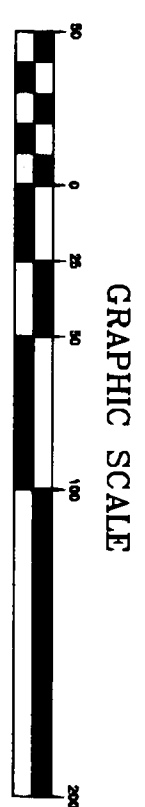
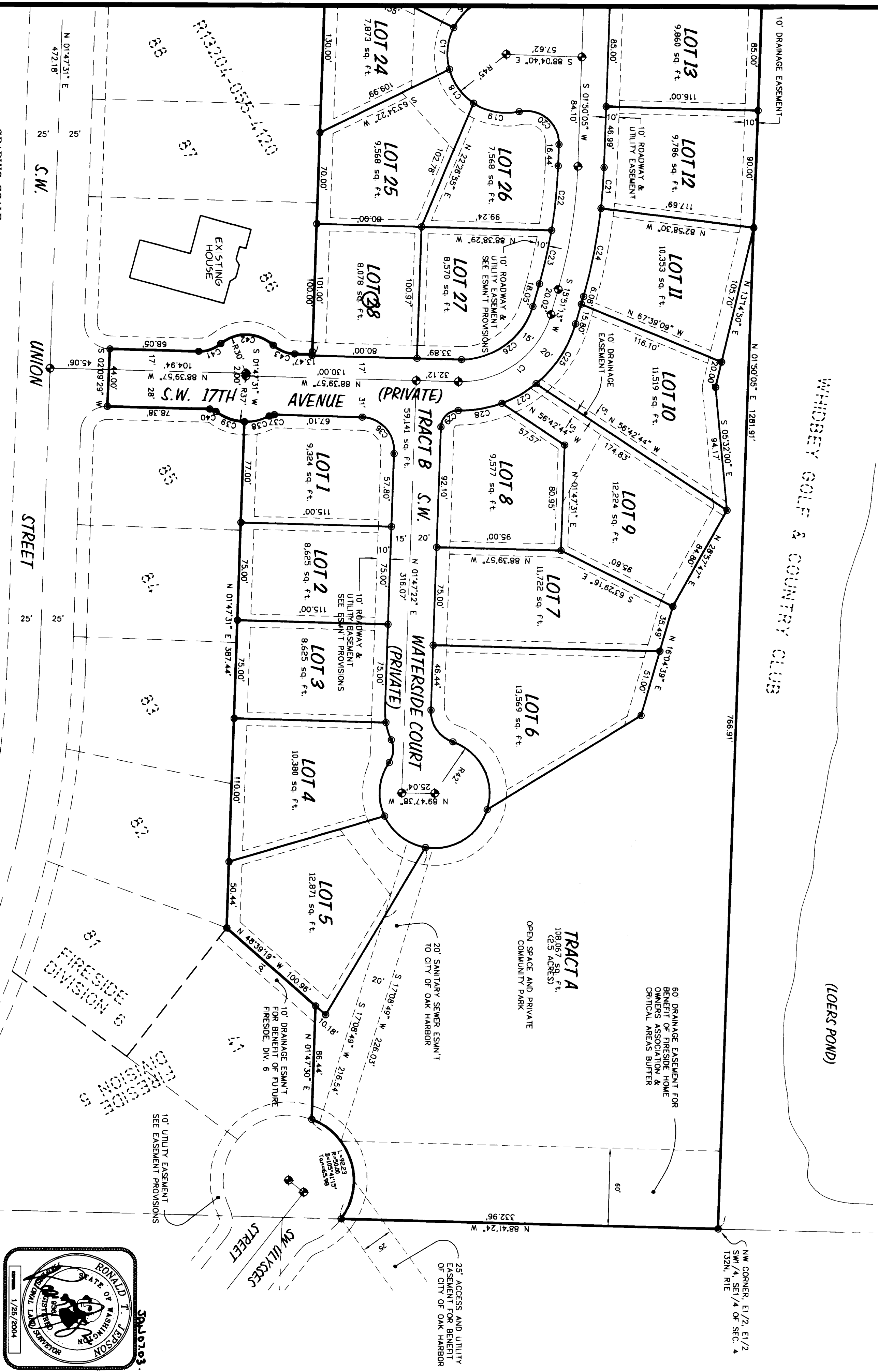
TRACT B
OWNERSHIP - WHIDBEY LINKS ESTATES
USAGE - HOME OWNERS ASSOCIATION
ROAD ACCESS & DRAINAGE SUBJECT TO A BLANKET EASEMENT FOR BOTH PUBLIC AND PRIVATE UTILITIES



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SHEET 4 OF 4